

MEMO

Date: May 30, 2000

To: Regional Housing Needs Determination Jurisdiction Contacts

Cc: City and Town Mayors
County Board of Supervisors Chairs and Presidents
City, Town and County Managers and Administrators
Community Development and Planning Directors
(cc: without attachments)

From: Eugene Leong, Executive Director
Alex Amoroso, Senior Planner

Re: Regional Housing Needs Determination 1999-2006
Release of Preliminary Numbers

This memo and attachments serve as official transmittal of the Regional Housing Needs Distribution (RHND) responsibilities for each Bay Area jurisdiction. The RHND numbers are being released for a third time, and a new timeline for the process is attached. As a result of ABAG Executive Board action, the methodology and allocations have been changed. These changes to the methodology and the RHND allocations are the result of extensive deliberations (and split votes on virtually every discussion point) at the May 18, 2000 Executive Board.

In making modifications to the methodology, the Executive Board took into consideration extensive feedback from jurisdictions. The Board evaluated the need to address ABAG “smart growth” policies and relate the RHND process to those policies. A focus of “smart growth” is jobs and housing balance, and planning for development to occur in urbanized areas. As a result, the revised methodology shifts housing allocations responsibility towards job producing areas. There is also an emphasis on cities taking a greater share of future housing growth within their spheres of influence. The Executive Board feels that this is more reflective of a city-centered and balanced development pattern that the Bay Area must move toward in the future.

The modifications to the methodology include:

- ! A shift in the jobs/housing weighting ratio used in the methodology. **The new jobs to housing weighting ratio is 50/50.**
- ! A shift in the distribution of unincorporated sphere of influence (SOI). **The new unincorporated SOI distribution is 75% of the allocations assigned to the cities and 25% assigned to the counties.**

The Third Official Release information (June 1, 2000) attached to this memo details the revised allocations for each jurisdiction. June 1 is the beginning of the 90 day local review and comment period. The schedule of dates related to the RHND process has been attached, and reflects the new timeline based upon the anticipated legislatively approved six month extension.

The RHND process is inherently controversial, and in recognition of this the Executive Board revisited the previously noted issues. However, it is not anticipated that the process will ever meet with full regional concurrence. With this in mind, we expect that this process will not be revisited again, nor will further delays be approved. It is important for ABAG to advance the RHND process to its conclusion near the beginning of 2001.

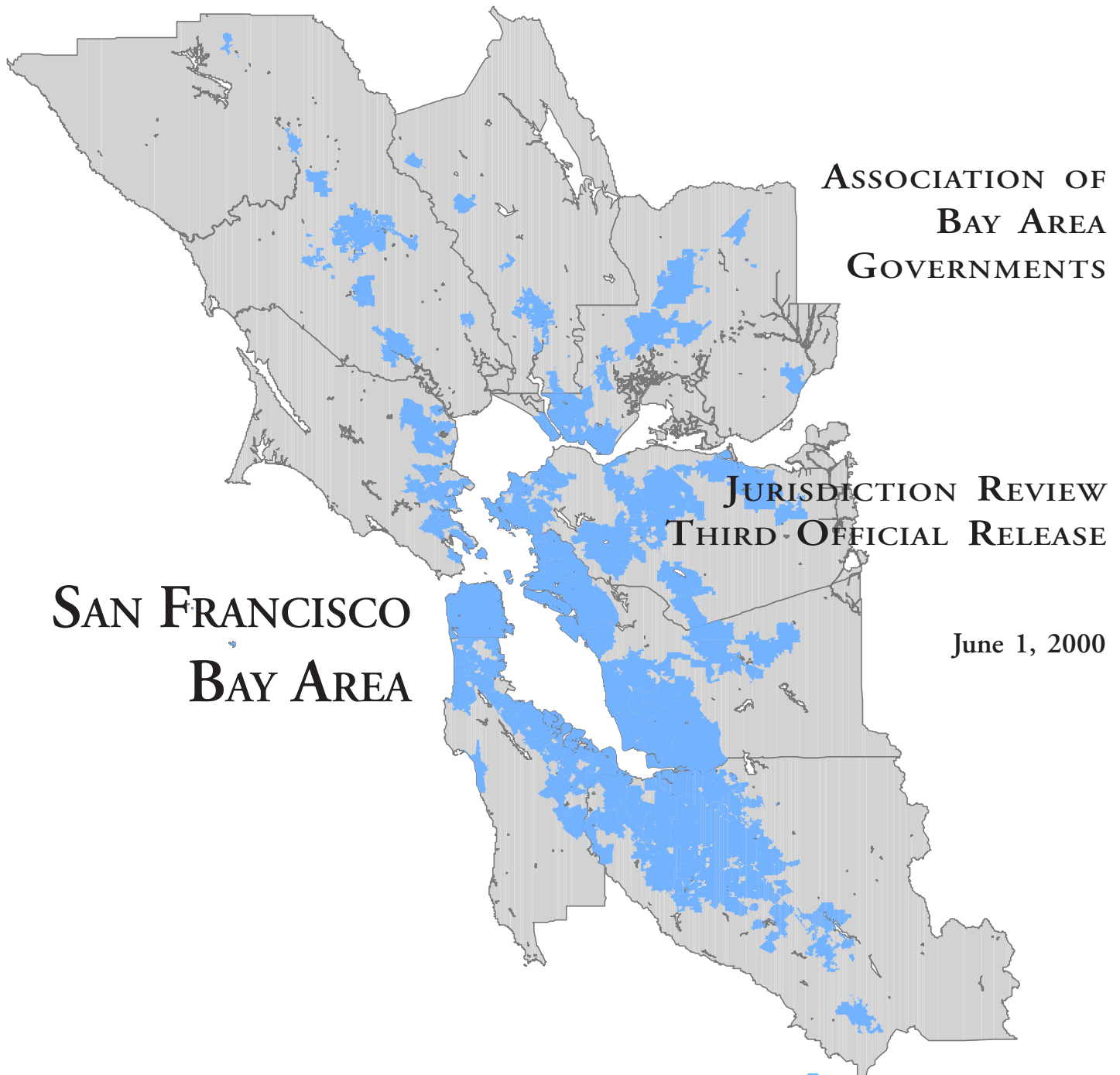
All of the information included as attachments for this memo can be found on the ABAG web site at <http://www.abag.ca.gov/planning/housingneeds/99rhnd.htm> . Should you have any questions regarding this memo or related information, please contact Alex Amoroso (510) 464.7955 email: AlexA@abag.ca.gov or Kearey Smith (510) 464.7994 email: KeareyS@abag.ca.gov

REVISED REGIONAL HOUSING NEEDS DETERMINATION SCHEDULE

January 1999	February 1999	March 1999	April 1999	May 1999	June 1999
		Initiate Housing Methodology Committee Exec Board Approves Committee March 18	Housing Methodology Committee Meeting April 2 & April 22	Housing Methodology Committee Meeting May 14	Housing Methodology Committee Meeting June 4 & June 18 L&GO comments June 17
July 1999	August 1999	September 1999	October 1999	November 1999	December 1999
Executive Board Reviews Methodology July 15			HCD provides regional housing need numbers Housing Methodology Committee meetings to review draft numbers and methodology Staff uses methodology -Draft Local Numbers	Executive Board approves methodology ABAAG staff releases the regional numbers HCD formally approves local share results 90-day review period begins	
January 2000	February 2000	March 2000	April 2000	May 2000	June 2000
	90-day review period re-initiated by ABAAG Executive Board (February 1)		Deadline for jurisdictional comments on Regional Allocation numbers 90-day review period ends (April 30)	Executive Board meeting to discuss methodology (May 18)	90-day review period re-initiated by ABAAG Executive Board (June 1)
July 2000	August 2000	September 2000	October 2000	November 2000	December 2000
	Deadline for jurisdictional comments on Regional Allocation numbers (August 31) 90-day review period ends	ABAAG 60-day response to comments period begins (September 1)	ABAAG response to jurisdictional comments due (October 30)	Executive Board approves final numbers (November 16)	Local jurisdictions begin process of revising Housing Elements (December 1) Appeals process initiated (if necessary)
January 2001	February 2001	March 2001	April 2001	May 2001	June 2001
ABAAG response to Appeal Set Hearing dates	Appeal Hearing(s)				Revised as of June 1, 2000

REGIONAL HOUSING NEEDS DETERMINATIONS

1999-2006 Housing Element Period



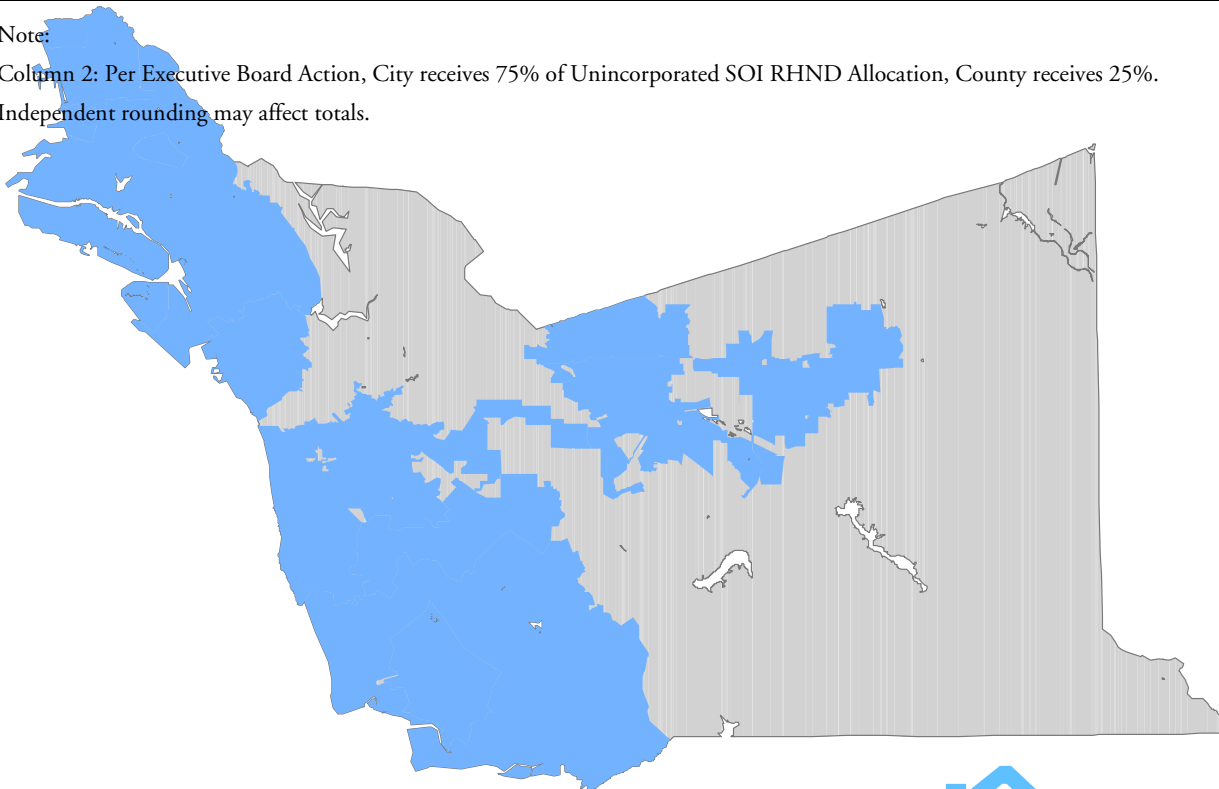
ABAG Regional Housing Needs Determination
Allocation Distributed By Income Category
1999-2006 Distribution Cycle
Alameda County

HCD Regional Housing Need
230,743

	Column 1	Column 2	Column 3				
JURISDICTION	Jurisdiction Need	Uninc. SOI Need	Total Projected Need	Very Low	Low	Moderate	Above Moderate
ALAMEDA	2,162	0	2,162	443	265	611	843
ALBANY	277	0	277	64	33	77	103
BERKELEY	1,269	0	1,269	354	150	310	455
DUBLIN	4,741	695	5,436	796	531	1,441	2,668
EMERYVILLE	777	0	777	178	95	226	278
FREMONT	6,708	0	6,708	1,079	636	1,814	3,179
HAYWARD	2,711	124	2,835	625	344	834	1,032
LIVERMORE	4,190	917	5,107	875	482	1,403	2,347
NEWARK	1,250	0	1,250	205	111	347	587
OAKLAND	7,733	0	7,733	2,238	969	1,959	2,567
PIEDMONT	49	0	49	6	4	10	29
PLEASANTON	4,947	112	5,059	729	455	1,239	2,636
SAN LEANDRO	870	0	870	195	107	251	317
UNION CITY	1,913	38	1,951	338	189	559	865
Unincorporated Remainder	4,682	629	5,310	1,785	767	1,395	1,363
Alameda County Total			46,793	9,910	5,138	12,476	19,269

Note:

Column 2: Per Executive Board Action, City receives 75% of Unincorporated SOI RHND Allocation, County receives 25%.
Independent rounding may affect totals.



ABAG Regional Housing Needs Determination
Allocation Distributed By Income Category
1999-2006 Distribution Cycle
Contra Costa County

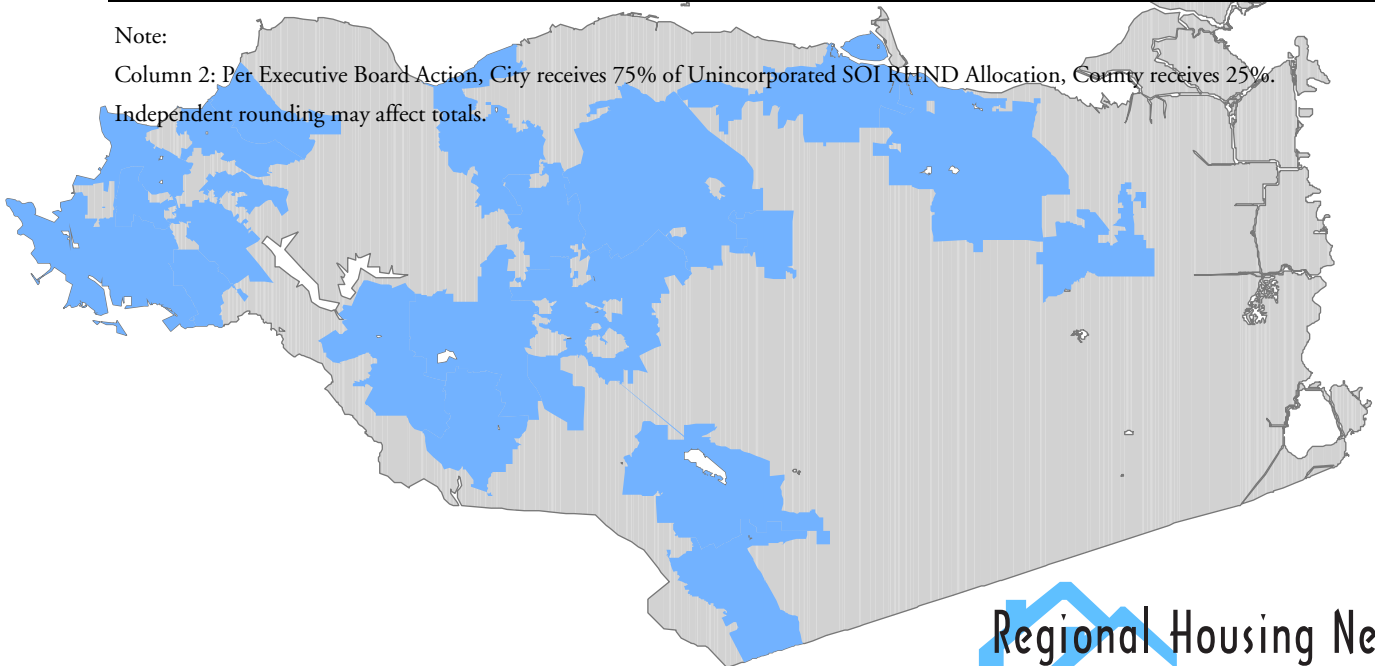
HCD Regional Housing Need
230,743

	Column 1	Column 2	Column 3				
JURISDICTION	Jurisdiction Need	Uninc. SOI Need	Total Projected Need	Very Low	Low	Moderate	Above Moderate
ANTIOCH	4,430	29	4,459	921	509	1,156	1,873
BRENTWOOD	4,069	4	4,073	906	476	958	1,733
CLAYTON	446	0	446	55	33	84	274
CONCORD	2,224	95	2,319	453	273	606	987
DANVILLE	1,110	0	1,110	140	88	216	666
EL CERRITO	185	0	185	37	23	48	77
HERCULES	792	0	792	101	62	195	434
LAFAYETTE	194	0	194	30	17	42	105
MARTINEZ	1,308	33	1,341	248	139	341	613
MORAGA	214	0	214	32	17	45	120
OAKLEY	1,208	0	1,208	209	125	321	553
ORINDA	221	0	221	31	18	43	129
PINOLE	288	0	288	48	35	74	131
PITTSBURG	2,360	153	2,513	534	296	696	987
PLEASANT HILL	641	73	714	129	79	175	331
RICHMOND	2,521	82	2,603	673	314	670	946
SAN PABLO	494	0	494	147	69	123	155
SAN RAMON	4,387	62	4,447	599	372	984	2,492
WALNUT CREEK	1,352	301	1,653	289	195	418	751
Unincorporated Remainder	5,159	277	5,436	1,101	642	1,401	2,292
Contra Costa County Total			34,710	6,683	3,782	8,596	15,649

Note:

Column 2: Per Executive Board Action, City receives 75% of Unincorporated SOI RHND Allocation, County receives 25%.

Independent rounding may affect totals.



ABAG Regional Housing Needs Determination
Allocation Distributed By Income Category
1999-2006 Distribution Cycle
San Francisco and Marin Counties

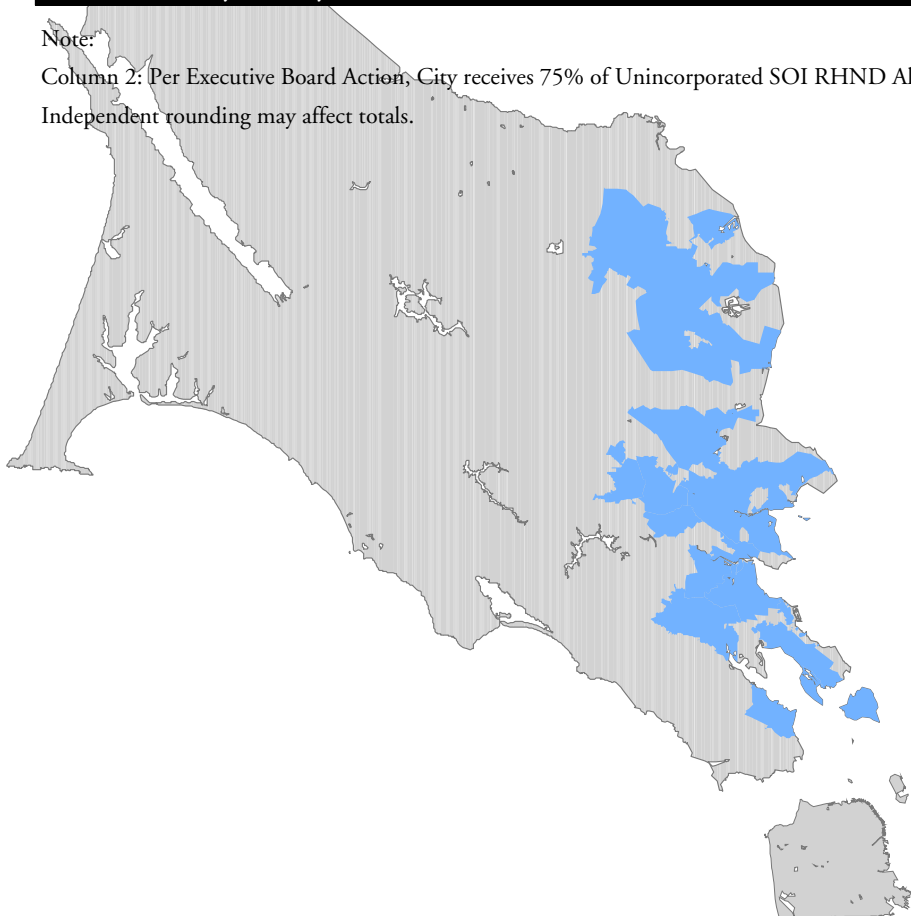
HCD Regional Housing Need
230,743

JURISDICTION	Column 1	Column 2	Column 3	Very Low	Low	Moderate	Above Moderate
	Jurisdiction Need	Uninc. SOI Need	Total Projected Need				
BELVEDERE	10	0	10	1	1	2	6
CORTE MADERA	175	4	179	29	17	46	87
FAIRFAX	58	6	64	12	7	19	26
LARKSPUR	257	46	303	56	29	85	133
MILL VALLEY	170	55	225	40	21	56	108
NOVATO	2,570	12	2,582	477	243	736	1,126
ROSS	21	0	21	3	2	5	11
SAN ANSELMO	137	12	149	32	14	39	64
SAN RAFAEL	2,051	39	2,089	445	207	564	873
SAUSALITO	143	64	208	36	17	51	104
TIBURON	144	20	164	26	14	32	92
Unincorporated Remainder	433	88	521	85	48	96	291
Marin County Total			6,515	1,242	620	1,731	2,921
San Francisco	20,371	0	20,371	5,250	2,129	5,657	7,335
San Francisco City/ County Total			20,371	5,250	2,129	5,657	7,335

Note:

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Regional Housing Needs Jurisdictional Review Numbers

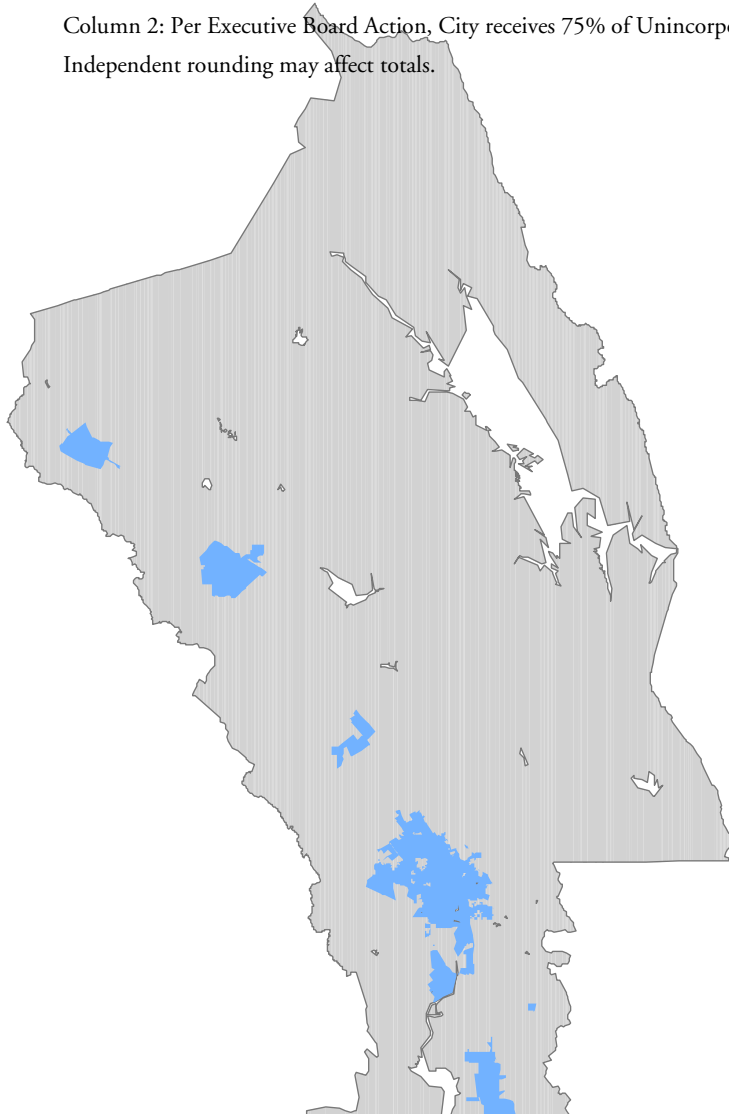
ABAG Regional Housing Needs Determination
Allocation Distributed By Income Category
1999-2006 Distribution Cycle
Napa County

HCD Regional Housing Need
230,743

JURISDICTION	Column 1	Column 2	Column 3	Very Low	Low	Moderate	Above Moderate
	Jurisdiction Need	Uninc. SOI Need	Total Projected Need				
AMERICAN CANYON	1,231	92	1,323	230	181	353	559
CALISTOGA	173	0	173	44	31	41	57
NAPA	3,294	76	3,369	703	500	859	1,307
ST. HELENA	142	0	142	31	20	36	55
YOUNTVILLE	87	0	87	21	15	20	31
Unincorporated Remainder	1,913	56	1,969	405	272	466	826
Napa County Total			7,063	1,434	1,019	1,775	2,835

Note:

Column 2: Per Executive Board Action, City receives 75% of Unincorporated SOI RHND Allocation, County receives 25%.
Independent rounding may affect totals.



Regional Housing Needs Jurisdictional Review Numbers

ABAG Regional Housing Needs Determination
Allocation Distributed By Income Category
1999-2006 Distribution Cycle
San Mateo County

HCD Regional Housing Need
230,743

	Column 1	Column 2	Column 3				
JURISDICTION	Jurisdiction Need	Uninc. SOI Need	Total Projected Need	Very Low	Low	Moderate	Above Moderate
ATHERTON	166	0	166	22	10	27	107
BELMONT	317	0	317	57	30	80	150
BRISBANE	426	0	426	107	43	112	164
BURLINGAME	564	1	565	110	56	157	242
COLMA	74	0	74	17	8	21	28
DALY CITY	1,323	68	1,391	282	139	392	578
EAST PALO ALTO	1,282	0	1,282	358	148	349	427
FOSTER CITY	690	0	690	96	53	166	375
HALF MOON BAY	458	0	458	86	42	104	226
HILLSBOROUGH	84	0	84	11	5	14	54
MENLO PARK	982	0	982	184	90	245	463
MILLBRAE	343	0	343	67	32	90	154
PACIFICA	666	0	666	120	60	181	305
PORTOLA VALLEY	80	2	82	13	5	13	51
REDWOOD CITY	2,352	192	2,544	534	256	660	1,094
SAN BRUNO	378	0	378	72	39	110	157
SAN CARLOS	344	24	368	65	32	89	182
SAN MATEO	2,414	23	2,437	479	239	673	1,046
SOUTH SAN FRANCISCO	1,331	0	1,331	277	131	360	563
WOODSIDE	41	0	41	5	3	8	25
Unincorporated Remainder	1,578	102	1,680	252	146	454	828
San Mateo County Total			16,305	3,214	1,567	4,305	7,219

Note:

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Independent rounding may affect totals.

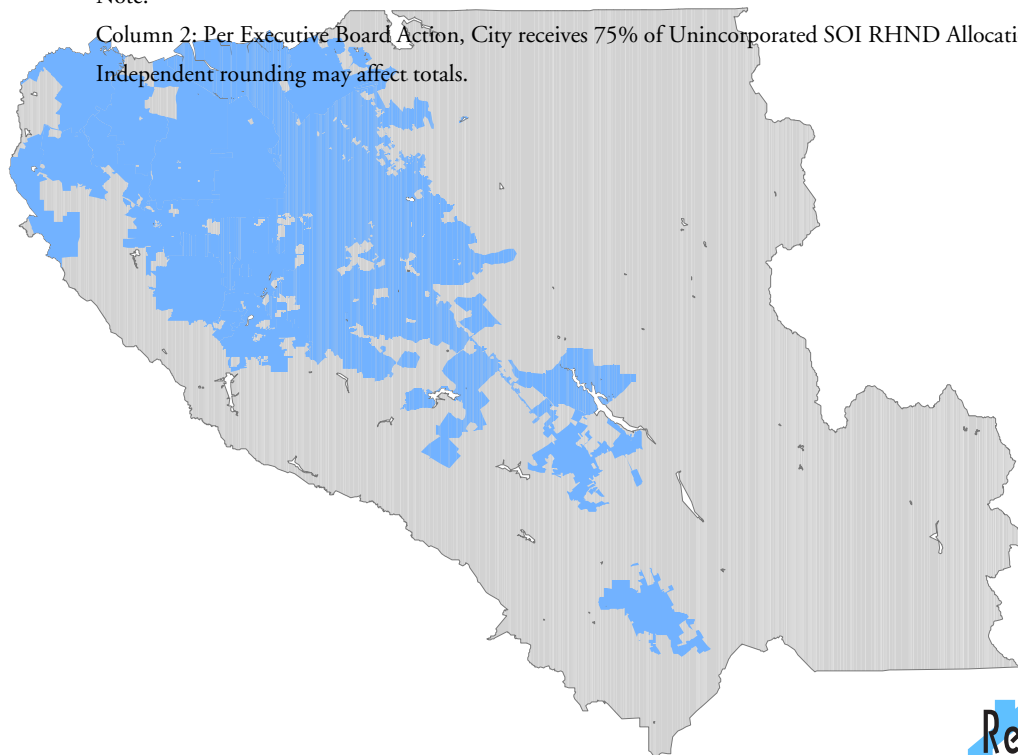
ABAG Regional Housing Needs Determination
Allocation Distributed By Income Category
1999-2006 Distribution Cycle
Santa Clara County

HCD Regional Housing Need
230,743

JURISDICTION	Column 1	Column 2	Column 3	Very Low	Low	Moderate	Above Moderate
	Jurisdiction Need	Uninc. SOI Need	Total Projected Need				
CAMPBELL	777	0	777	165	77	214	321
CUPERTINO	3,692	0	3,692	559	268	871	1,994
GILROY	3,710	36	3,746	906	334	1,030	1,476
LOS ALTOS	256	5	261	38	20	56	147
LOS ALTOS HILLS	83	0	83	10	5	15	53
LOS GATOS	385	17	402	72	35	97	198
MILPITAS	4,304	44	4,348	698	351	1,146	2,153
MONTE SERENO	74	2	76	10	5	13	48
MORGAN HILL	2,383	101	2,484	455	228	615	1,186
MOUNTAIN VIEW	3,420	3	3,423	698	331	991	1,403
PALO ALTO	1,278	119	1,397	265	116	343	673
SAN JOSE	25,542	572	26,114	5,337	2,364	7,086	11,327
SANTA CLARA	6,339	0	6,339	1,294	590	1,786	2,669
SARATOGA	538	1	539	75	36	108	320
SUNNYVALE	3,809	27	3,836	736	361	1,075	1,664
Unincorporated Remainder	164	311	474	106	52	213	103
Santa Clara County Total			57,991	11,424	5,173	15,659	25,735

Note:

Column 2: Per Executive Board Action, City receives 75% of Unincorporated SOI RHND Allocation, County receives 25%.
Independent rounding may affect totals.



ABAG Regional Housing Needs Determination
Allocation Distributed By Income Category
1999-2006 Distribution Cycle
Solano County

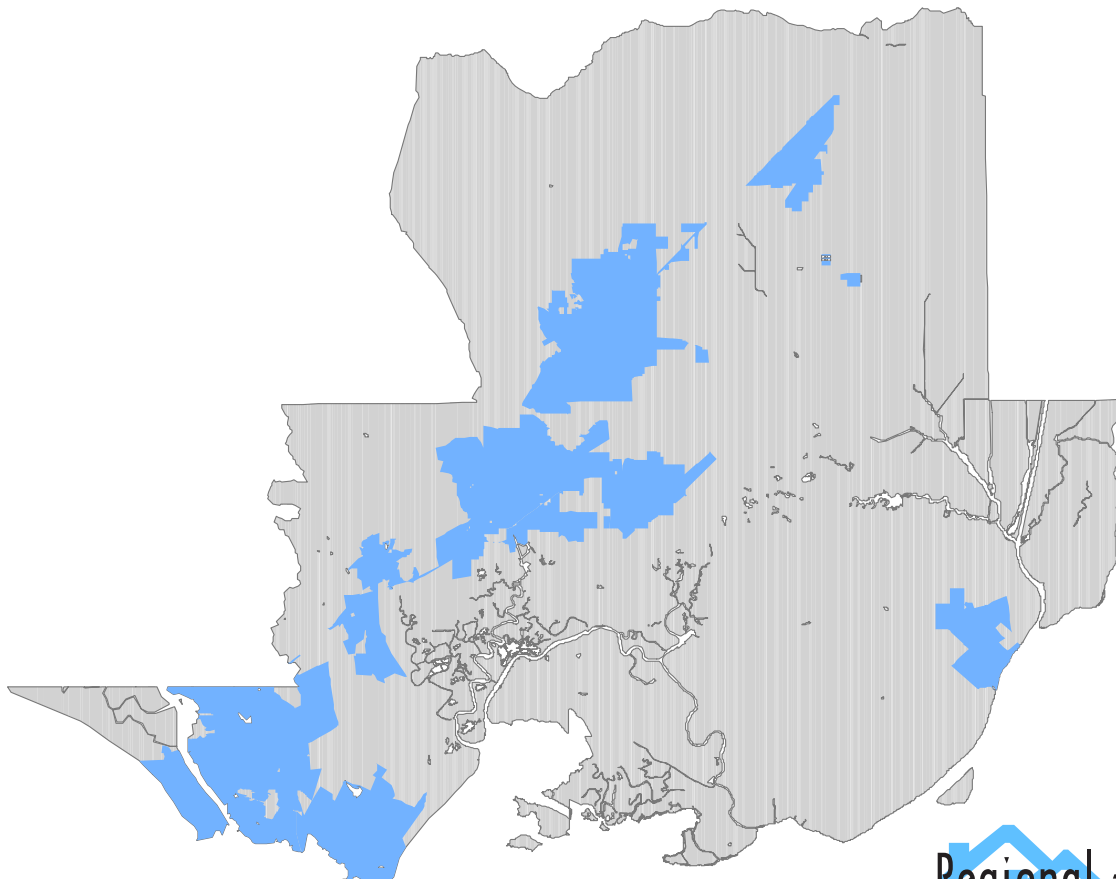
HCD Regional Housing Need
230,743

JURISDICTION	Column 1	Column 2	Column 3	Very Low	Low	Moderate	Above Moderate
	Jurisdiction Need	Uninc. SOI Need	Total Projected Need				
BENICIA	413	0	413	70	49	90	204
DIXON	1,330	134	1,464	268	237	379	580
FAIRFIELD	3,049	763	3,812	761	573	972	1,506
RIO VISTA	1,337	54	1,391	357	190	342	502
SUISUN CITY	985	19	1,004	191	123	256	434
VACAVILLE	4,008	628	4,636	860	629	1,172	1,975
VALLEJO	3,038	204	3,242	690	474	779	1,299
Unincorporated Remainder	2,119	600	2,719	500	363	771	1,085
Solano County Total			18,681	3,697	2,638	4,761	7,585

Note:

Column 2: Per Executive Board Action, City receives 75% of Unincorporated SOI RHND Allocation, County receives 25%.

Independent rounding may affect totals.



Regional Housing Needs Jurisdictional Review Numbers

ABAG Regional Housing Needs Determination
Allocation Distributed By Income Category
1999-2006 Distribution Cycle
Sonoma County

HCD Regional Housing Need
230,743

	Column 1	Column 2	Column 3				
JURISDICTION	Jurisdiction Need	Uninc. SOI Need	Total Projected Need	Very Low	Low	Moderate	Above Moderate
CLOVERDALE	415	8	423	95	51	128	149
COTATI	563	4	567	113	63	166	225
HEALDSBURG	566	7	573	112	78	171	212
PETALUMA	1,133	11	1,144	206	124	312	502
ROHNERT PARK	1,462	662	2,124	401	270	597	856
SANTA ROSA	7,213	439	7,654	1,539	970	2,120	3,025
SEBASTOPOL	262	12	274	58	35	75	106
SONOMA	403	281	684	146	90	188	260
WINDSOR	2,071	0	2,071	430	232	559	850
Unincorporated Remainder	6,325	474	6,799	1,311	1,116	1,563	2,809
Sonoma County Total			22,313	4,411	3,029	5,879	8,994

Note:

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Independent rounding may affect totals.

